



# Town Council Agenda Report

**SUBJECT:** Resolution - Plat

P 2-3-00, Davie-Berman Plat, 5801 Stirling Road

**CONTACT PERSON/NUMBER**

Mark A. Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The proposed plat consists of approximately 14.79 acres shown as Lots 1 and 2. Proposed for the site are 10,948 square feet of commercial use on Lot 1 and Lot 2 is restricted to 100,000 square feet of office and 19,052 square feet of commercial uses.

The plat is in conformance with Town Code requirements and can be considered in final form.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

Planing and Zoning Board recommended approval subject to the planning report (Motion carried 4-0, Chairman Greb absent, April 12, 2000).

**RECOMMENDATION(S):** Motion to approve the resolution.

**Attachment(s):** Resolution with backup, Land Use map, Subject Site map, and Aerial.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed subdivision plat known as Davie-Berman Plat has been approved by the Town Planning and Zoning Board on March 22, 2000.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The subdivision plat known as Davie-Berman Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 3. The approval of this resolution is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

**Application #:** P 2-3-00

**Revisions:**

**Exhibit "A":** Davie-Berman Plat

**Original Report Date:** March 30, 2000

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner**

**Name:** Berman Ranch, Inc.

**Agent**

**Name:** Pulice Land Surveyors, Inc.

**Address:** 3105 NE 128 Avenue

**Address:** 5381 Nob Hill Road

**City:** Okeechobee, FL 34974

**City:** Sunrise, FL 33351

**Phone:** (941) 763-2279

**Phone:** (954) 572-1777

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**BACKGROUND INFORMATION**

**Application Request:** Approval of a subdivision plat.

**Address/Location:** 5801 Stirling Road, Generally located on the North side of Stirling Road between SW 61 Avenue and SW 58 Avenue.

**Land Use Designation:** Commercial

**Existing Zoning:** B-2, Community Business District

**Existing Use:** Vacant

**Proposed Use:** Lot 1 is restricted to 10,948 square feet of commercial use and Lot 2 is restricted to 100,000 square feet of office and 19,052 square feet of commercial uses.

**Parcel Size:** 14.79 acres

**Surrounding Land Use:**

**North:** First Impressions single family community

**South:** Stirling Road

**East:** Vacant  
**West:** Vacant

**Surrounding Zoning:**

**North:** R-5, Single Family residential (5 du/ac)  
**South:** Stirling Road and B-2 , Community Business District across Stirling Road  
**East:** B-2, Community Business District and R-5, Single Family residential (5 du/ac)  
**West:** B-2, Community Business District and R-2, Single Family residential (2 du/ac)

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**ZONING HISTORY**

**Related Zoning History:** None

**Previous Request on same property:** None

**DEVELOPMENT PLAN DETAILS**

**Development Details:**

The applicant's submission indicates the following:

1. The site area consists of 644,208 square feet (14.79 acres).
2. The plat provides for non-vehicular access line along SW 61 Avenue for 100 feet north from the corner chord and along SW 58 Avenue except for a 50' access opening within Lot 1. The plat also provides for a 50' wide access opening and an 80' access opening along Stirling Road and a non-vehicular access line for the remaining portion.
3. Drainage/Open Space information: Will be addressed during the of site plan review process.

**Summary of Significant Development Review Agency Comments**

None

**Application Codes and Ordinances**

Land Development Code Section 12-360(B)(1) precludes issuance of a non-residential building permit on land under 5 acres in area which is not specifically delineated on a plat recorded in Broward County subsequent to June 4, 1953.

**Comprehensive Plan Considerations**

**Planning Area:** The subject site is located within planning area 0, generally located north of

Stirling Road, south of Griffin Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines Stirling Road corridor.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 102.

**Concurrency Considerations:** Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

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### **Staff Analysis/Findings of Fact**

The proposed plat is consistent with the Comprehensive Plan and Land Development Code regulations.

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### **Staff Recommendation**

**Recommendation:** Staff recommends approval of the proposed plat subject to the following:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

### **Planning and Zoning Board**

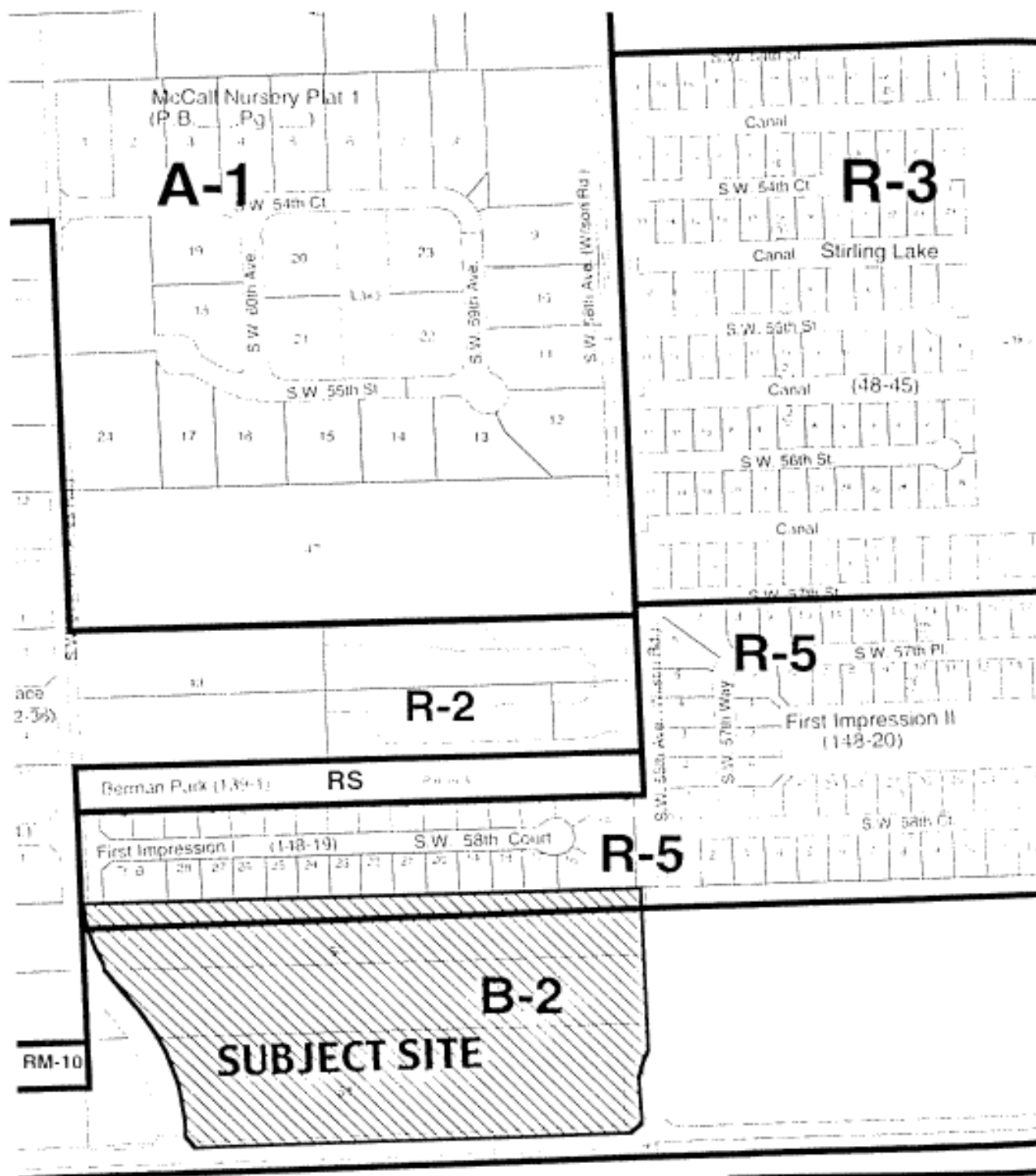
**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend approval subject to the Planning Report (Motion carried: 4-0, Chairman Greb absent, April 12, 2000).

### **Exhibits**

Resolution with backup, Land Use Map, Subject Site Map, Aerial.

Prepared By: \_\_\_\_

Reviewed By: \_\_\_\_



PETITION NUMBER  
P 2-3-00

Subject Site Area Zoning Map

PREPARED 3/13/00 Scale: 1"=300'  
BY THE PLANNING &  
ZONING DIVISION

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